REAL ESTATE AT AUCTION.

BUY A HOME

 $\mathbf{NOW}$ 

Before the Spring Demand Increases Prices

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

Tex Exemption Bill on new buildings, if passed, should assist in the active selling, at good prices, of vacant lots for building purposes. Send me the details of your vacant land and I will immediately submit a full report as to the advisability of

Real Estate at Public Auction SPECIAL SALES DAY

Thursday, February 24, ABSOLUTE EXECUTORS' SALES

Estate of Shepherd Knapp, Dec'd.
SHEPHERD KNAPP, Esq., Solo Surviving Executor.
77 Forsyth St. 1760 Third Ave. 77 Forsyth St.
(Between Grand and Hester Stz.)
Five story flat, with stores, 25.1x100. (Bet. 97th and 98th Sts.) Five story flat, with stores, 25.

266 LEXINGTON AVE.

Estate of Abraham H. Vogel, Dec'd. By Instructions from Executors and Trustees.
492-496 East 174th St. | W. S. of Murdock Ave., 213.30 FT. S. OF BUSSING AV. Borough of the Bronx. Two six story brick tenements to be Large wacant plot, ready for improvesold separately, each 38.47x100.18.

UNDERHILL & RUBINGER, Esqs., Attys., 160 Broadway, N. Y. C.

Estate of John B. Suffern, Dec'd.

Title Guarantee and Trust Co.,
Alfred A. L. Bennett, Esq.,

Executor. 546 West 51st St.

(Bet. 10th and 11th Avs., N. Y. C.) Four story brick tenement, with three tory frame rear flat. Size 25x125x irreg. Title Guarantee and Trust Co. Five story brick tenement, with stores.

Executor. 4006 Third Ave.

(Bet. 173d and 174th Sts., Bronx.)

W. STEBBINS SMITH, Esq., Atty., 462 East 167th St., N.Y.C. MAXWELL LUSTIG, Esq., Atty.,

MANHATTAN TENEMENT

23 Rutgers Place
(Bet. Jefferson and Clinton Sts.)
Six story brick tenement. Size 20x110.
CLARK, VOORHIS & REYNOLDS, Esqs., Attys., 165 B'way, N.Y.C.

## A Beautiful Home for You Ready to Move Right Into (Located on Maplewood Ave.) BOGOTA, N. J.

Twenty-five of these new one-family dwellings, containing from five to eight rooms and bath, steam heat, gas, electricity and all other improvements, will be offered at

Public Auction Sale Thursday, March 3rd, 1921

At noon, in Exchange Salesroom, No. 14 Vesey St., N. Y. C. How to Reach Property: Take West Shore R. R. from Cortlandt St.: running time 38 minutes; or from West 42d St., running time 41 minutes. 53 trains daily: or, N. Y. Sucquehanna & Western R. R. (Erie) from West 23rd St., running time 52 minutes; or from foot Chambers St., running time same. 31 trains daily. Hudson tubes to Erie Station; or Fort Lee Ferry, then trolley to Palisade Ave., Bogota; walk south six blocks.

O 70% on Mortgage Send for Booklet Never Occupied

Immediate Possession

BROADWAY

Having been leased for a long

Great opportunity for restment and Speculation. Terms to suit.

**SLAWSON&HOBBS** 

162 West 72d St.

NEW LAW TENEMENT

AMES & COMPANY, 26 West 31st.

30 East 42 45t.

TELEPHONE 2371 VANDERBILT

-OFFER-

WEST BRONX

tory; 5 families on floor; 39x100; ac

Telephone Certiandt 9744

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Borough of Manhattan-Miscellaneous. Borough of Bronx-Sale or Rent.

See the 10 New Houses West Side Store Property

To reach the property take Bronx Park Subwey to 177th Street Station, bus to City Island, or Lexington Avenue Subway to Pelham Park and bus to City Island.

For particulars apply at my City Island Office, 528 City Island Avenue, or my Downtown Office, 67 Liberty St.

TEL. CORT. 744 or CITY ISLAND 120

Borough of Brooklyn-Sale or Rent.

A House of the Better Kind

T. H. FRASER, on Prem 2 FAMILY HOUSES

SMALL CASH PAYMENT

FLATBUSH Homes, 1321 Cortelyou Boad Geo. W. Egbert, Tel. 14 Fig. R. E. Patterson Specialist in INDUSTRIALS

Elwood M. Townsend & Co., Inc.

JAMAICA HILL SECTION

CITY REAL ESTATE From Battery to 14th St., Inclusive.

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A Light, Cheerful, Conveniently Located **Business Home** 

> 106 & 108 Hudson St. Northwest Cor. of Franklin St. 10 Stories Parti. of most attractive space 4950 Sq. Ft. to Each Floor (Gross)

> > Possession Whenever Desired

Suitable for a Large Firm or

Corporation

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Above 59th St .- 5th Av. to East River.

Above 58th St .- 5th Av. to East River

## 830-840 Park Avenue

TWO of the finest buildings on Park Avenue have been sold to a group of individuals to be operated on the co-operative plan. A few apartments are still available for purchase at prices ranging from \$24,000 to \$60,000 to persons of recognized standing. Apartments contain 3 and 4 master's bedrooms, adequate servants' accommodations and private laundries. Plans and further particulars on application.

PEASE & ELLIMAN Telephone Murray Hill 6200

340 Madison Ave., N. Y.

Above 59th St .- 5th Av. to North River. | Above 59th St .- 5th Av. to North River

A West End Avenue Corner

A 12 story apartment house in the 80s. Well located and excellently built at pre-war price of construction. A fine investment and speculation.

Broadway Corner In the 80s, at value of the ground the In the 80s, at the value of the ground. To Those Desiring a Permanent

Home At a Minimum Rental An opportunity is offered to a select number of "tenant-

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WOOD, DOLSON CO., Inc. Broadway & 80th St.

Borough of Breeklyn-Sale or Hent.

Borough of Queens-Sale or Rent.

Open fireplace, enclosed porch, library, large bedrooms, spacious closets, tiled kitchen and bath,

large attic, parquet floors, steam

COLONIAL STYLE

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FINE CORNER PROPERTY

4 STORY BRICK

Apartments and Stores

Steam heat and electric light; subway station at corner. All rented. Location: 636 Carlton Ave. and 339-341-343 Flatbush Ave., Brooklyn

PRICE \$60,000 1st mortgage \$24,000 - 5 years at 5%. Will take back second Apply for further particulars

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Kew Gardens

Long Island Buy Land

at Kew Gardens

and Build

This Spring

The low cost point in building is at hand and will be followed. very naturally, by a rising market

DON'T MISS YOUR MARKET THIS SPRING EDGEWORTH SMITH, Inc.

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1 West 34th Street, New York
Phone Fittroy 5250
Office at Kew Gardens
On Arriving Platform
Phone Richmond Hill 1713

NEW, DETACHED COTTAGES 6 to 8

**PHONE HOLLIS 6515** 

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## STENBERG BROS

MY HOME MUST GO

经注册:

E HALL

E 11 11 P1

ARTH

SPECIAL SALES

holding an auction sale of your property.

WILSON M. POWELL, Esq., Atty., No. 7 Wall St., N. Y. C.

Estate of Emma B. Knapp, Dec'd.
SHEPHERD KNAPP & WILSON M. POWELL, Esqs., Executors.

Three Story and Basement Dwelling, With Extension, 24.8x100.
WILSON M. POWELL, Esq., Atty., No. 7 Wall St., N. Y. C.

(Adj. S. W. Cor. Bathgate Ave.)
Borough of the Bronx.

5 NEW DWELLINGS Containing 6, 7, 8 and 9 Rooms, with r and s baths, hav-ing every modern improvement and convenience, steam heat, gas, electric light, parquet floors, LOCATED ON

Absolute Auction Sale

2 P. M. at the Real Estate Exchange Salesroom, 14-16 Vescy St., New York City,

SATURDAY, MARCH 12th

HOME SITES

Parsons Av., Queens Av., Franconia Av., Georgia Place & Hyacinth Place, at FLUSHING, N.Y.CITY

TERMS-60% may

VISIT THESE HOUSES AND HOME SITES TO-DAY Take train from Penna. Station to Main St. or Murray Hill Station, Flushing. Property within 10 minutes' walk of Station. Or take Flushing trolley from 59th St. Bridge, N. Y. From Jamaica take Flushing car that passes property.

Send for Illustrated Bookmap

OPERATORS, OWNERS, EXECUTORS and TRUSTEES who desire to take advantage of our next Special Auction Salesday would do well to communicate with this office at once for further details.

BRYAN L. KENNELLY, (INCORPORATED)
REAL ESTATE AUCTIONEERS

(Singer Building)

Above 14th St. to 59th St. (Inclusive). East River to North River. Modern Six-Story

BUILDING ON WEST 23D ST.

IMMEDIATE POSSESSION.

TIMES SQUARE SECTION-We have several Theatre

Murray Hill 142.

TWO ADJOINING HOUSES 46th St., 8th & 9th Aves.

> WEST 15TH ST. Dwelling Near 8th av.; S story basement.
> Price \$15,000.
> DUROSS CO., 156 West 14th St.

WEST 22D ST. Dwelling

Specialists in Gramerey Park
Properties and Vicinity,
Apartment Houses and Dwellings
For Sale and Lesse.
25 East 26th St., Mad. Sq. 0337 LOFT BUILDING NEAR 28TH ST.

6-Story FIREPROOF BUILDING LOUIS SCHRAG, 142 West 23d St. SEVEN-STORY LOFT

17TH STREET BARGAIN

JOHN PETERS, 210 E. 14th St. PRIVATE DWELLINGS. LOUIS SCHRAG, 142 West 23d St.

AND LEXINGTON AVE.
Two 4 story double flats J. V. GRAHAM, 55 Liberty St. 1985 Madison Ave., 126th St.

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Tel. Cortlandt 1547

Very High-Class Dwelling 23 ft. Front

WEST 80's Parquet floors throughout; large extension to 8d floor; many modern devices; 60 day possession.

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BARGAINS

S. L. PAKAS,

TO-A-QUICK-BUYER
LEVATOR APARTMENT, ALL MODERN
MPROVEMENTS: 6 STORY, 25 FEET;
LESS THAN 200 FEET FROM
WAY, HEST RESIDENTIAL SECTION;
PRESENT RENTS ABOUT \$10,000;
LITTLE OVER \$10 PER ROOM;
NO LEASES.
\$10,000 CASH.
ADDRESS: REASON, 3013 3D AV.

1-6 on a floor. Electric Light in Hall \$45,000. Mortgages \$33,000. Ponto (very low); adjoining similar house for \$0,000. THOMAS J. O'REILLY,

4-STY. AM. BASEMENT Near West End Ave. ns, 2 baths, steam heat, electroxcellent condition. Price \$26.09

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Thomas J. O'Reilly,
Office: Broadway at 199th

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RESIDENCE BARGAIN WEST 148TH ST. NEAR BROADWAY.
173100; 11 Rooms, 2 Baths,
3 Tolices, Electricity, etc., Pine House,
Splendid condition, \$18,500, Cash \$6,000,
Long mortrages,
Possession, No Brokers,
H. E. MURPHEY.

Private Houses

very attractive prices. If you can be interested in purchasing a residence phone or write

We have many well lo-

cated private houses at

An advertisement in the Lost and Pound columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

Handsome residence, 12 rooms, 3 baths parquet floors, fine decorations, electricity and all improvements; hot water beat; large garage with billiard room and chauffeur quarters, all heated; also greenhouse; plot 100x125; low figure and easy terms.

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11 WEST FORDHAM ROAD, BRONX. DETACHED modern dwelling, 11 rooms and baths, latest improvements, parquet floors, bardwood trim fleers, hardwood trim.
Plot of 2 lots, 4 blocks from Sixth an
Ninth av. "L" and Lexington av. subway
price \$17,500.

E. OSBORNE SMITH.

Fordham 6947. 2069 Ryer Ave.

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PROSPECT AVE., NEAR STATION floors, electric light, Rent \$9,200, Price \$40, 500. Good terms. Osorio, 1400 Broadway.

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REAL ESTATE AUCTION SPECIALISTS SINCE JULY, 1847

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Seven story elevator Apartment Hotel, with stores, consisting of \$1 rooms, Bath with each apartment. Size 50x58.9. Pully furnished. Representative on property

3:30 to 5 Dally.

Morris E. Gossett, Esq., Attorney, 261 Breadway. N. E. COR. LEXINGTON AVE. & 27TH ST.

Known as 99 Lexington Ave. Four story business building. Size 24.8269. N. W. COR. AMSTERDAM AVE. & 157TH ST. Known as 1960-2-4-6-8 Amsterdam Ave.
One stery building, with 10 stores and Theatre. Size 99.11x123.

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Five story apartment house.
Size SSx100.11.
Messrs. San. Ittelson. Van Voorhis & 266 DELANCEY ST.

N. E. Cor. Columbia Street. Size 25x100.

64 LA SALLE ST.

(West 125th Street).
Five story brick apartment house.
Size 25x100.11.

Near East 172d Street, Bronx.
5 story, 20 family apartment house,
Size 37.6x100
Joseph L. Frieder, Esq., Atty., 280 B'way 14 BROADWAY LOTS

S. W. Corner 230th Street and Broadway, and West Side Bailey Ave., just south of 230th Street, BRONX.

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**AUCTION** 

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AUCTIONEERS.

EXECUTOR'S SALE

TUESDAY, MARCH 15TH

nROOKLYN REAL ESTATE EXCHANGE
189 Montague Street
Brick Dwelling, Moving

Order of Title Guarantee & Trust Co., ecutor, Estate of Thomas W. Shields,

24 BOND ST.

425-427 W. 125TH ST.

5 story apartment house, with score \$120 35.11870x irregular.
Messrs. Eisman, Lee, Corn & Levine, Attys., 135 Broadway.

1450 MINFORD PL.

Six story loft building. Size 25.9x100. Klauber, Attorneys, 160 Broadway.

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ASHFORTH 137 CLINTON AVE. MURRAY HILL 402 to 410 GATES AVE A. V. ANY & CO.

No. 416, 5 sty. brick modern store and pertment; store on first floor, four apartments above. All to be sold separately. Photos, diagrams and partfoulars from f. E. Plisworth, Esq. Trust Officer. Title marantee & Trust Co., 175 Remsen st., or leve Johnson Jr. Co., Auctioners, 183 Monague st., Brooklyn. Phone 1238 Main.

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NEW APARIMENT HOUSES Preferred

ARTHUR C. SHERIDAN, Real Est. Auction'

Quick answer and low charges. **SLAWSON&HOBBS** 168 West 72d St First Mortgage Money
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on Dwellings, Apartment and
Business Buildings.

WOOD, DOLSON CO., Inc. Mortgage Wanted

James E. Barry \$5,000,000 TO LOAN proved properties in Manhattan Brooklyn, Long Island and West

**BUILDING LOAN MONEY** Any amount for 5 story walkups.

Money for 2nd mortgages in large amounts.

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SPEAR & CO., Commercial Property DOUGLAS L. ELLIMAN & CO. 15 East 49th St. Plaza 9206. to East 49th St. Plaze 2306.
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HENRY HOF 567 B. Av. Tel. Murray
HIN 5094-9474. Louis Carreau Management & Stokerage 796 6th Av., N. 7. WILLIAM D. KILPATRICK. 140 Broadway

149 Broadway, New York City

155 W. 14th St. 361 B'way

160 West 72d St. Tel. 6810 Col. ECONOMICAL AND EFFICIENT MANAGEMENT OF PROPERTY.

FREDK & CO SPEAR & CO., MMERCIAL PROPERTY, 840 LROADWAY. STUYVESANT 0027.

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65 LIBERTY ST. MARBRIDGE BLDG. Rector 5992. Fitz Roy 772. "LET BOSSERT BUILD IT." From Battery to 14th St., Inclusive. For Sale or Long Lease

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WM, H. WHITING & CO. 808-5 Weshington St. Gansevoort Market, Two 4 story houses. Suitable Offices, Workrooms, Shops, Stores, Living. Sell \$12,000 Each or Rent \$100.

Hudson St. corner, size 45x80. Fully rented, suitable for alteration

THE WASTREET Greenwich Village Dwelling 3-STORY NERS

DOWNTOWN CORNER

PRODUCE DISTRICT: 5,100 FEET; \$115,000: RARE BARGAIN: OTHERS. MCQUILLEN, 25 WEST 42D ST WASHINGTON STREET Helow 14th St., near Market, Three story building, 25 foot lot, can bought right: possession; easy tern OWNER, Box 386 Hernid, Hernid at Hudson St., Corner Charles St.
PLOT 7,000 SQ. FT.
For Sale or to Lease on a Long Term.
F. & G. PPIONIM, 1233 HIGADWAY. Above 14th St. to 50th St. (Inclusive).

East River to North Biver.

UNRESTRICTED PLOT

ON WEST STILL ST. EASY TERMS F. & G. PFLOMM, 1233 BROADWAY 22ND ST., NEAR FIFTH AVE. SIX STORY BUILDING FOR SALE. \$30,000, INCOME \$11,400. F. & G. PFLOMM, 1333 BROADWAY. 50 FT. CORNER ON SIXTH AVE., for any business; inspection P. & G. PFLOMM, 1333 BROADWAY,

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Plots, also an interest-ing office building plot. Ashforth & Company

39th St., 260-262 West Ludin Realty Co. 261 West 34th St.

3 Story & Basement Ashforth & Co., 501 5th Ave.

Near 9th av.; 4 story Price \$14,500. Gaines, Van Nostrand & Morrison, Inc-

BARGAIN FOR BUILDER:
Full lot with 5 story building, suitable
business alteration; Madison av., high class
location, near 34th st., price right. AMES
2 CG., 26 West 31st st. Above 59th St .- 5th Av. to East River. NEAR 125TH ST.

Above 59th St .-- 5th Av. to North River

PRICE \$57,000.

IN UP-TO-DATE FINE DWELLINGS

21 PARK ROW.

NEAR BROADWAY. 33 ft. Apartment House.

THOMAS J. O'REILLY

APARTMENT HOUSE

NEAR 125TH ST.-8TH AV.
sty., 10 families, 0 rooms each team heat, electric light. Rents, 600. Price \$29,000. Cash \$8,000.
DUROSS CO., 185 West 14th St.

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Price \$24,000; Rental \$5,220 JOHN PETERS, 210 E. 14th St Borough of Bronx-Sale or Rent. Byrne & Bowman

Real Homes in The Bronx AT REASONABLE PRICES.

NEW 1 FAMILY Colonial detached cottage, Hollis, Plot 40 x100. Six and bath, Parquet; French deors; porch; fireplace; steam; electric; gas. Four blocks from station, 35 minutes Pennsylvania Station, New York, Select your decorations and lighting fixtures, Pay \$1,500, move in, balance as rent to responsible buyer.

Easy housekeeping, up-to-date every detail. 838 St. Mark's Ave. detached; 2 car garage; will sell TERMS TO SUIT

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S6 Remsen St., Breeklyn. Main 3646 A. J. Waldron, Homes & investment property, 1153 Bedford av., B'kly

Attractive Bargain in Hollis.

New six room frame house, glass enclos porch, electricity, steam heat, hardwo floors; concrete sawage, drieway; 50x16 2,000 cash. OWNER, 18819 Liberty 12maica 24517.

HOLLIS= IDEAL LOCATION

> heat, tastefully decorated. Best workmanship throughout. Size 38 x 100. Price \$12,500. JOHN HAAS, BUILDER Warren St. and Cherokee Ave. One block north of Jamaica trolley.
> 5 minutes to L. I. Station.

> > FOR DEVELOPMENT 150 ACRES AT BAYSIDE, L. I. main at. adjoining the Belleciatre f Club. Large frontage. Macadam d. 15 minutes to Fennsylvania Sta-80 ACRES AT BILLSIDE, L. I.

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Sutphin Road & Fulton St.,

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JAMAICA, N. Y. One Block from Station. Great House Bargain

18 New detached houses, 6 and 7 rooms, all imp'ts. Driveway. Near train and trolley. Hour out. \$6,500 up. Ready Mar. 1. M. J. HUGHES, Port Hickmend, S.